154.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,400 / 775,400
					USE VALUE:	775,400 / 775,400
					ASSESSED:	775,400 / 775,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EKHAUS IRA B
Owner 2:	HEALY DENISE
Owner 3:	
Street 1:	71 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAPIRO RICHARD A--ETAL -
Owner 2:	SHAPIRO HEATHER L B -
Street 1:	71 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Vinyl Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	316,300	3,100	456,000	775,400
Total Card	0.115	316,300	3,100	456,000	775,400
Total Parcel	0.115	316,300	3,100	456,000	775,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.15 /Parcel: 549.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102917

GIS Ref

GIS Ref

Insp Date 05/28/19

!12132!

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	316,300	3100	5,000.	456,000	775,400		Year end	12/23/2021
2021	101	FV	307,200	3100	5,000.	456,000	766,300		Year End Roll	12/10/2020
2020	101	FV	307,200	3100	5,000.	456,000	766,300	766,300	Year End Roll	12/18/2019
2019	101	FV	243,600	3100	5,000.	427,500	674,200	674,200	Year End Roll	1/3/2019
2018	101	FV	243,600	3100	5,000.	353,400	600,100	600,100	Year End Roll	12/20/2017
2017	101	FV	243,600	3100	5,000.	324,900	571,600	571,600	Year End Roll	1/3/2017
2016	101	FV	243,600	3100	5,000.	296,400	543,100	543,100	Year End	1/4/2016
2015	101	FV	230,400	3100	5,000.	290,700	524,200	524,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:59:52

LAST REV

Date	Time
07/02/19	09:09:12
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAPIRO RICHARD	32136-443		12/15/2000		390,000	No	No		
LORIA DENNIS/ET	23373-339		6/26/1993		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2000	946	Alterati	2,500	O				WALL IN GARAGE-INT

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2019	Meas/Inspect	DGM	D Mann
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	336	PATRIOT
5/5/2001	MLS	MM	Mary M
4/13/2000	Inspected	276	PATRIOT
11/24/1999	Measured	256	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102917
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	181.690
Other Features:	81265
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388569
Depreciation:	72274
Depreciated Total:	316295

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

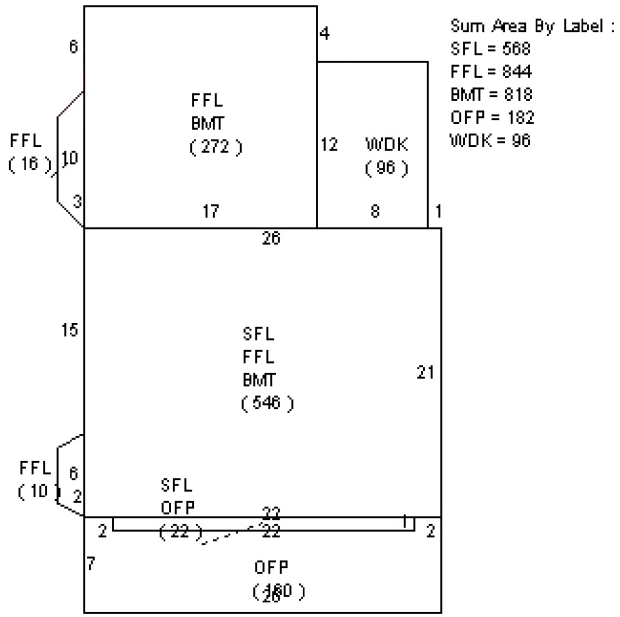
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.69
Special Features:	0	Val/Su Net:	126.12
Final Total:	316300	Val/Su SzAd	224.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	844	181.690	153,347
BMT	Basement	818	54.510	44,587
SFL	Second Floor	568	181.690	103,200
OFP	Open Porch	182	25.490	4,639
WDK	Deck	96	15.950	1,531

Net Sketched Area:	2,508	Total:	307,304
Size Ad	1412	Gross Area	2508	FinArea	1412
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1960	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc